



City Plan Commission
Jorge O. Elorza, Mayor

PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING

TUESDAY, MAY 17, 2016, 4:45 PM

Joseph Doorley Municipal Building, 1st Floor Meeting Room
444 Westminster Street, Providence, RI 02903

OPENING SESSION

- Call to Order
- Roll Call
- Approval of minutes from the April 26, 2016 meeting – for action
- Director's Report

MAJOR LAND DEVELOPMENT PROJECT PUBLIC HEARING

1. Case No. 16-006MA – 249 Thayer Street

The applicant is seeking preliminary plan approval to demolish an existing building at 249 Thayer Street and construct a five story building providing for a mix of uses including a restaurant, commercial, and residential space. An extension of the sidewalk for provision of public space is also proposed. The applicant is seeking a dimensional adjustment from the 50 foot/four story height limit in the C-2 zone, proposing a building height of 57 feet and five stories – for action (AP 13 Lot 49, College Hill)

MINOR SUBDIVISION

2. Case No. 16-026 MI – 348-R Woodward Road

The applicant is proposing to subdivide a lot measuring approximately 65,340 SF into three lots; one measuring 43,560 SF and two lots measuring 10,316 SF each. No street creation is proposed as part of the subdivision – for action (AP 78 Lot 372, Wanskuck)

CITY COUNCIL REFERRAL

3. Referral No 3304 – Rezoning of 9 Duncan Avenue

The petitioner is requesting to rezone a lot measuring 14,208 SF from R-3 to C-2 – for action (AP 5 Lot 517, Mt. Hope)

MAJOR LAND DEVELOPMENT PROJECT PUBLIC HEARING

4. Case No. 15-039MA – 303 West River Street and 200 Corliss Street (Master Plan)

The applicant is requesting preliminary plan approval for a project consisting of two (2) phases in which the described properties will each be developed with a three (3) story office building and associated parking. Lot 399 will be developed to provide approximately 25,000 sq. ft. of office space and approximately 89 parking spaces, and Lot 379 will be developed with approximately 57,000 sq. ft. of office space and approximately 194 parking spaces. The applicant is requesting a waiver from Section 506.2 of the Development Review Regulations, from the requirement to provide written confirmation of compliance from appropriate State agencies, the Rhode Island Department of Environmental Management, the Narragansett Bay Commission and Providence Water – for action (Mt. Hope, AP 74 Lots 399 and 379)

MAJOR LAND DEVELOPMENT PROJECT PUBLIC HEARING

5. Case No. 16-01 IMA – 93 Cranston Street

The applicant is seeking preliminary plan approval to construct a mixed use development consisting of two buildings. The north building will provide 27 residential units and internal parking. The south building will provide 12 residential units with a grocery store on the ground floor. A total of 70 spaces will be provided – for action (AP 29 Lots 193, 194, 504 and 505, West End)

INSTITUTIONAL MASTER PLAN

6. Rhode Island Hospital Institutional Master Plan Amendment

The applicant is seeking approval of the Institutional Master Plan Amendment to construct a two story addition to Hasbro Children's Hospital for inpatient obstetrical services providing 46,230 SF of space – for action (Upper South Providence)

ADJOURNMENT

IMPORTANT INFORMATION

- All applicants are required to attend or be represented at the meeting.
- This meeting is accessible to all persons.
- Individuals requesting interpreter services must notify the Department of Planning and Development at 680-8400, 48 hours in advance of the hearing date.
- Contact Choyon Manjrekar with the Department of Planning and Development at 680-8525 or cmanjrekar@providenceri.com if you have any questions regarding this meeting.

posted 5/10/16